

MEMORANDUM

June 6, 1974

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director


SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION FOR A MAP AND TEXT AMENDMENT ESTABLISHING A SPECIAL ENTERTAINMENT DISTRICT ON LOWER WASHINGTON STREET

The question of the future of the so-called Combat Zone has been the subject of widespread concern. The BRA staff and the Park Plaza Civic Advisory Committee have studied the problem in depth. Their report, which will be released this week, recommends a policy of containment of "adult" book stores and entertainment uses in an area on lower Washington Street between Kneeland Street and a point between Essex and Avery Streets. It also recommends upgrading this district and the larger study area with improved street lighting, sidewalks, and streets, the creation of some mini parks and careful analysis of which buildings should be retained and which demolished.

The containment policy would be implemented by an amendment to the Zoning Code which would establish an Entertainment Area subdistrict designated by the suffix "E" in which Use Items 34A "Adult" bookstores and 38 entertainment for profit, would be allowed as a matter of right. These use items would remain forbidden in residential and local business districts and would become conditional in general business districts with no "E" suffix, and in the three industrial districts. This conditional status would allow the Board of Appeal to assess the probable impact of a given entertainment use or "adult" bookstore on the neighborhood. Another feature of the amendment is that signs which move or have intermittent lighting would be allowed in the Entertainment Area subdistrict while they are not allowed elsewhere.

The proposed text amendment is accompanied by a map amendment which would establish the Entertainment Area subdistrict on lower Washington Street between Kneeland Street and a point between Essex and Avery Street. Recommend approval.

VOTED: That the Boston Redevelopment Authority hereby authorizes the Advisor to the Zoning Commission to petition the Commission for a text amendment which would establish an entertainment area subdistrict designated by the suffix "E" in which Use Item No. 34A "adult" bookstores and Use Item No. 38 entertainment uses would be allowed and in which signs could move or be lit by flashing lights. The amendment would further make Use Items 34A and 38 conditional in other B (general business) districts and M, I and W (industrial districts). The Authority further authorizes the Advisor to the Zoning Commission to petition for a map amendment which would locate the new district on lower Washington Street, as shown on the attached map.

TOWNTOWN BOSTON
PROPOSED AREA 
ENTERTAINMENT AREA SUBDISTRICT
SCALE: 200' = 1"